

179.0

0008

0010.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,005,500 /

USE VALUE: 1,005,500 /

ASSESSed: 1,005,500 /

Total Card /

Total Parcel

1,005,500

1,005,500

1,005,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		BROWNING RD, ARLINGTON

OWNERSHIP

Owner 1:	NIGRO DAVID
Owner 2:	HILL MAUREEN
Owner 3:	
Street 1:	37 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	NIGRO EDWARD P SR -
Owner 2:	-
Street 1:	37 BROWNING ROAD
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,331 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Clapboard Exterior and 3482 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7331		Sq. Ft.	Site		0	70.	0.87	7									447,951						448,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7331.000	556,800	700	448,000	1,005,500
Total Card	0.168	556,800	700	448,000	1,005,500
Total Parcel	0.168	556,800	700	448,000	1,005,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	288.79	/Parcel:	288.7

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	556,800	700	7,331.	448,000	1,005,500	1,005,500	Year End Roll	12/18/2019
2019	101	FV	428,900	700	7,331.	448,000	877,600	877,600	Year End Roll	1/3/2019
2018	101	FV	428,900	700	7,331.	377,600	807,200	807,200	Year End Roll	12/20/2017
2017	101	FV	428,900	700	7,331.	345,600	775,200	775,200	Year End Roll	1/3/2017
2016	101	FV	428,900	700	7,331.	294,400	724,000	724,000	Year End	1/4/2016
2015	101	FV	299,700	700	7,331.	256,000	556,400	556,400	Year End Roll	12/11/2014
2014	101	FV	219,900	700	7,331.	236,800	457,400	457,400	Year End Roll	12/16/2013
2013	101	FV	219,900	700	7,331.	225,300	445,900	445,900		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NIGRO EDWARD P	35567-361		5/3/2002		400,000	No	No		
NIGRO EDWARD P	34134-100		11/26/2001	Family	99	No	No		
NIGRO EDWARD P	31699-592		8/9/2000	Family	99	No	No		
	19687-48		3/1/1989		75,000	No	No	A	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2016	243	Redo Kit	47,200					Kitch and bath rem
9/23/2013	1424	Manual	25,000					
9/23/2013	1426	Addition	211,000	O				
8/13/2013	1219	Manual	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2015	Meas/Inspect	PC	PHIL C
5/13/2014	External Ins	PC	PHIL C
3/3/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
10/23/2008	Measured	197	PATRIOT
4/12/2000	Inspected	264	PATRIOT
1/5/2000	Measured	264	PATRIOT
12/1/1981		GP	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

14145!

PRINT

Date	Time
12/11/20	04:01:14

LAST REV

Date	Time
10/28/16	09:41:01

danam

14145

USER DEFINED

Prior Id # 1:	122156
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA: 0.16830

Total SF/SM: 7331

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 447,951

Spl Credit

Total: 448,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

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2021

